



CITY OF IRWINDALE

5050 N. IRWINDALE AVE., IRWINDALE CA 91706 • PHONE: (626) 430-2200 • FACSIMILE: 962-4209

MARK A. BRECEDA
MAYOR

ALBERT F. AMBRIZ
MAYOR PRO TEM

LARRY G. BURROLA
COUNCILMEMBER

MANUEL R. GARCIA
COUNCILMEMBER

H. MANUEL ORTIZ
COUNCILMEMBER

AGENDA FOR THE REGULAR MEETING OF THE CITY COUNCIL

SUCCESSOR AGENCY TO THE IRWINDALE COMMUNITY REDEVELOPMENT AGENCY HOUSING AUTHORITY

Please note
start time for
Closed Session

FEBRUARY 24, 2016

▲5:30 P.M. - CLOSED SESSION
6:30 P.M. - OPEN SESSION

IRWINDALE CITY HALL / COUNCIL CHAMBER

CLOSED SESSION – CITY HALL CONFERENCE ROOM
REGULAR MEETING – CITY HALL COUNCIL CHAMBER

Spontaneous Communications: The public is encouraged to address the City Council on any matter listed on the agenda or on any other matter within its jurisdiction. The City Council will hear public comments on items listed on the agenda during discussion of the matter and prior to a vote. The City Council will hear public comments on matters not listed on the agenda during the Spontaneous Communications period.

Pursuant to provisions of the **Brown Act**, no action may be taken on a matter unless it is listed on the agenda, or unless certain emergency or special circumstances exist. The City Council may direct staff to investigate and/or schedule certain matters for consideration at a future City Council meeting.

Americans with Disabilities Act: In compliance with the ADA, if you need special assistance to participate in a City Council meeting or other services offered by this City, please contact City Hall at (626) 430-2200. Assisted listening devices are available at this meeting. Ask the Deputy City Clerk if you desire to use this device. Upon request, the agenda and documents in the agenda packet can be made available in appropriate alternative formats to persons with disabilities. Notification of at least 48 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

Note: Staff reports are available for inspection at the office of the Deputy City Clerk, City Hall, 5050 N. Irwindale Avenue, during regular business hours (8:00 a.m. to 6:00 p.m., Monday through Thursday).



Code of Ethics

As City of Irwindale Council Members, our fundamental duty is to serve the public good. We are committed to the principle of an efficient and professional local government. We will be exemplary in obeying the letter and spirit of Local, State and Federal laws and City policies affecting the operation of the government and in our private life. We will be independent and impartial in our judgment and actions.

We will work for the common good of the City of Irwindale community and not for any private or personal interest. We will endeavor to treat all people with respect and civility. We will commit to observe the highest standards of morality and integrity, and to faithfully discharge the duties of our office regardless of personal consideration. We shall refrain from abusive conduct, personal charges or verbal attacks upon the character or motives of others.

We will inform ourselves on public issues, listen attentively to public discussions before the body, and focus on the business at hand. We will base our decisions on the merit and substance of that business. We will be fair and equitable in all actions, claims or transactions. We shall not use our official position to influence government decisions in which we have a financial interest or where we have a personal relationship that could present a conflict of interest, or create a perception of a conflict of interest.

We shall not take advantage of services or opportunities for personal gain by virtue of our public office that are not available to the public in general. We shall refrain from accepting gifts, favors or promises of future benefit that might compromise our independence of judgment or action or give the appearance of being compromised.

We will behave in a manner that does not bring discredit or embarrassment to the City of Irwindale. We will be honest in thought and deed in both our personal and official lives.

Ultimate responsibility for complying with this Code of Ethics rests with the individual elected official. In addition to any other penalty as provided by law, violation of this Code of Ethics may be used as a basis for disciplinary action or censure of a Council Member.

These things we hereby pledge to do in the interest and purposes for which our government has been established.

IRWINDALE CITY COUNCIL



CLOSED SESSION – 5:30 P.M.

1. Conference with Real Property Negotiators

Pursuant to California Government Code Section 54956.8

Property: 16015 Martinez Street

Negotiating Parties: Fred Galante, Authority Counsel; Becky Caha, RSG on behalf of Housing Authority; David Fraijo and Angela Fraijo, Property Owners

Under Negotiation: Negotiation of price and terms of acquisition

Conflict of Interest: Ambriz and Garcia

Property: 2200 Arrow Highway

Negotiating Parties: Successor Agency and Athens

Under Negotiation: Price and terms of sale

Conflict of Interest: None

3. Conference with Labor Negotiator

Pursuant to California Government Code Section 54957.6

Agency Designated Representatives: Pam Lee, Labor Counsel

Employee Organizations: IMEA, ICEA, IPOA

4. Conference with Legal Counsel – Threat of Litigation

Threat of Litigation Pursuant to Paragraph (2) of Subdivision (d) of Section 54956.9

Number of cases: One

Conflict of Interest: None

5. Public Employee Performance Evaluation

Pursuant to California Government Code Section 54957

Title: City Manager

6. Conference with Legal Counsel - Existing Litigation

Pursuant to California Government Code Section 54956.9

Name of Case: City of Irwindale v. Michael Cohen, Cal. Dept. of Finance, et al., Sacramento Superior Court Case No. 34-2015-80002026-CU-WM-GDS

ADJOURN

OPEN SESSION – 6:30 P.M.

- A. **CALL TO ORDER**
- B. **PLEDGE OF ALLEGIANCE**
- C. **INVOCATION**
- D. **ROLL CALL: Councilmembers: Larry G. Burrola, Manuel R. Garcia, H. Manuel Ortiz;
Mayor Pro Tem Albert F. Ambriz; Mayor Mark A. Breceda**
- E. **REPORT FROM CLOSED SESSION**
- F. **CHANGES TO THE AGENDA**
- G. **COUNCIL MEMBER TRAVEL REPORTS**
- H. **ANNOUNCEMENTS**
- I. **INTRODUCTION OF NEW EMPLOYEES/PROMOTIONS**
- J. **PROCLAMATIONS / PRESENTATIONS / COMMENDATIONS**
 - 1. Presentation to Chamber of Commerce Business of the Month – Knightling Photo Studio

SPONTANEOUS COMMUNICATIONS

This is the time set aside for members of the audience to speak on items not on this agenda. State law prohibits any Council discussion or action on such communications unless 1) the Council by majority vote finds that a catastrophe or emergency exists; or 2) the Council by at least four votes finds that the matter (and need for action thereon) arose within the last five days. Since the Council cannot (except as stated) participate it is requested that all such communications be made in writing so as to be included on the next agenda for full discussion and action. If a member of the audience feels he or she must proceed tonight, then each speaker will be limited to 2 minutes and each subject limited to 6 minutes, unless such time limits are extended.

- 1. **CONSENT CALENDAR**

The Consent Calendar contains matters of routine business and is to be approved with one motion unless a member of the City Council requests separate action on a specific item. At this time, members of the audience may ask to be heard regarding an item on the Consent Calendar.

A. Minutes

Recommendation: Approve the following minutes:

1. Regular meeting held February 10, 2016

B. Warrants/Demands/Payroll

Recommendation: Approve

C. 1st Amendment to Purchase and Sale Agreement (PSA) for the 5463 2nd Street Site (APN 8619-018033)

Recommendation: 1) Approve the First Amendment to Purchase and Sale Agreement and Escrow Instructions ("PSA") between the City and Issa Alasker for the 7,938-square foot industrial building located at 5463 2nd Street ("2nd Street Property"); and 2) authorize the City Manager to execute the First Amendment to the PSA on behalf of the City.

2. NEW BUSINESS

A. Approval to Create a New Position of Principal Planner Position

Recommendation: 1) Authorize the creation of a new Principal Planner position in the Community Development Department; 2) approve freezing of the Senior Planner position, 3) authorize the Human Resources Department to recruit for the new Principal Planner position, and 4) direct the Finance Department to make adjustments to the current year budget to reflect these changes.

B. Request to Approve a Project Reimbursement Agreement between the City and Commodity Trucking Acquisition, LLC dba Windrow Earth Transport, a California Limited Liability Company ("Contractor") City Attorney Costs Associated with a Proposed Remediation and Grading Operation at the North Kinkaid Pit (APNs 8616-022-905 & 906; 8616-001-270)

Recommendation: Approve the agreement with Windrow Earth Transport for the reimbursement of costs associated with the City Attorney's review of associated agreements and environmental compliance documents pertaining to the proposed remediation and grading operation.

- C. Resident ID Program (Requested by Mayor Pro Tem Ambriz & Councilmember Burrola; Verbal Report)

- 3. OLD BUSINESS
- 4. PUBLIC HEARINGS
- 5. CITY MANAGER'S REPORT
- 6. ADJOURN

**SUCCESSOR AGENCY TO THE IRWINDALE
COMMUNITY REDEVELOPMENT AGENCY**

- A. Report from Closed Session

SPONTANEOUS COMMUNICATIONS

This is the time set aside for members of the audience to speak on items not on this agenda. Spontaneous Communications for the Successor Agency are subject to the same State prohibitions and City guidelines as cited on the City Council agenda.

1. CONSENT CALENDAR

- A. Minutes

Recommendation: Approve the following minutes:

- 1. Regular meeting held February 10, 2016

- B. Warrants

Recommendation: Approve

- 2. NEW BUSINESS
- 3. PUBLIC HEARINGS
- 4. ADJOURN

HOUSING AUTHORITY

- A. Report from Closed Session

SPONTANEOUS COMMUNICATIONS

This is the time set aside for members of the audience to speak on items not on this agenda. Spontaneous Communications for the Housing Authority are subject to the same State prohibitions and City guidelines as cited on the City Council agenda.

1. CONSENT CALENDAR

A. Minutes

Recommendation: Approve the following minutes:

1. Regular meeting held February 10, 2016

2. NEW BUSINESS

3. PUBLIC HEARINGS

4. ADJOURN

AFFIDAVIT OF POSTING

I, Laura M. Nieto, Deputy City Clerk, certify that I caused the agenda for the regular meeting of the City Council, Irwindale Successor Agency to the Irwindale Community Redevelopment Agency, and Housing Authority, to be held on February 24, 2016 to be posted at the City Hall, Library, and Post Office on February 18, 2016.

Laura M. Nieto, CMC

Laura M. Nieto, CMC
Deputy City Clerk

COUNCIL AGENDA

IRWINDALE CITY COUNCIL CHAMBER
5050 N. IRWINDALE AVENUE
IRWINDALE, CALIFORNIA 91706

ITEM 1A

FEBRUARY 10, 2016
WEDNESDAY
5:30 P.M.

FEB 24 2016

The Irwindale CITY COUNCIL met in regular session at the above time and place.

ROLL CALL:

Present: Councilmembers Larry G. Burrola, Manuel R. Garcia,
H. Manuel Ortiz; Mayor Pro Tem Albert F. Ambriz;
Mayor Mark A. Breceda

Also present: John Davidson, City Manager; Fred Galante, City
Attorney; Anthony Miranda, Police Chief; William Tam, Director of
Public Works / City Engineer; Eva Carreon, Director of Finance; Gus
Romo, Director of Community Development; Natalie Nocom, Acting
Human Resources Manager, and Laura Nieto, Deputy City Clerk

RECESS TO CLOSED SESSION

At 5:30 p.m., the City Council recessed to Closed Session to
discuss the following:

Conference with Real Property Negotiators

Pursuant to California Government Code Section 54956.8

Property: 5463 2nd Street
Negotiating Parties: City and Issa Alasker
Under Negotiation: Price and terms of purchase

ACTION: Update provided on the purchase agreement and
terms, direction provided; no reportable action taken.

Property: North Kincaid Pit (Irwindale) / APN 8616-022-
906 North Kincaid Pit (Azusa) / APN 8616-001-
913 NEC of Irwindale Avenue and 210 Freeway
Negotiating Parties: John Davidson, Fred Galante, and Dispatch
Transportation, LLC
Under Negotiation: Price and terms of sale

ACTION: Update provided regarding negotiations and price and
terms; no reportable action taken

Conference with Legal Counsel – Anticipated Litigation

Initiation of Litigation Pursuant to Paragraph (4) of Subdivision (d) of
Section 54956.9

Number of Cases: One

ACTION: Discussed; no reportable action taken
(Councilmember Ortiz abstaining, leaving the Closed
Session room, and not participating).

Conference with Labor Negotiator

Pursuant to California Government Code Section 54957.6

Agency Designated Representatives: Pam Lee, Labor Counsel
Employee Organizations: IMEA, ICEA, IPOA

ACTION: Direction provided; no further reportable action taken.

Conference with Legal Counsel – Threat of Litigation

Threat of Litigation Pursuant to Paragraph (2) of Subdivision (d) of
Section 54956.9

Number of Cases: One

ACTION: Direction provided; no further reportable action taken.

**RECONVENE IN
OPEN SESSION**

At 6:45 p.m., the City Council reconvened in Open Session.

**CHANGES TO THE
AGENDA**

None.

**COUNCILMEMBER
TRAVEL REPORTS**

None.

ANNOUNCEMENTS

**COUNCILMEMBER
ORTIZ**

Councilmember Ortiz requested that staff and the Parks &
Recreation Commission research the feasibility of holding a Mexican
Independence celebration at the park in September.

**INTRODUCTION OF
NEW EMPLOYEES /
PROMOTIONS**

None.

**PROCLAMATIONS /
PRESENTATIONS /
COMMENDATIONS**

**PRESENTATION TO
KORY MYERS OF
SCE BY IRWINDALE
POLICE DEPARTMENT**

**PRESENTATION TO KORY MYERS OF SCE BY IRWINDALE
POLICE DEPARTMENT**

The presentation was made.

**PRESENTATION TO
SAM KIM OF AYUTLA
MARKET**

PRESENTATION TO SAM KIM OF AYUTLA MARKET

The presentation was made.

**SPONTANEOUS
COMMUNICATIONS**

- LILIAN GUTIERREZ Lilian Gutierrez, the San Gabriel Valley area Deputy for Los Angeles County Metro, invited everyone to the Gold Line Station opening on March 5th. She said there will be information booths and that everybody can ride for free that day.
- TERRY CHICO Terry Chico asked why the tree wells near her house have been filled, and wondered whether other tree wells in the city will also be filled, to which Director Tam advised that they are being filled since staff now has the funding and availability to perform the work, and they are doing this to try to avoid potential accidents.
- ART MORALES Art Morales spoke on a food giveaway for the homeless at Foothill Middle School this Saturday morning.

CONSENT CALENDAR

- MOTION A motion was made by Mayor Pro Tem Ambriz, seconded by Councilmember Garcia, to approve the Consent Calendar; reading resolutions and ordinances by title only and waiving further reading thereof. The motion was unanimously approved.

**ITEM NO. 1A
MINUTES**

MINUTES

The following minutes were approved:

- 1) Regular meeting held January 27, 2016.

**ITEM NO. 1B
WARRANTS /
DEMANDS /
PAYROLL**

WARRANTS / DEMANDS / PAYROLL

The warrants / demands / payroll were approved.

**ITEM NO. 1C
WAIVING FORMAL
BIDDING AND
APPROVE THE
AWARD OF CONTRACT
FOR THE
REPLACEMENT AND
REMODELING OF
RECREATION
CENTER
RECEPTION
COUNTER**

WAIVING FORMAL BIDDING AND APPROVE THE AWARD OF CONTRACT FOR THE REPLACEMENT AND REMODELING OF RECREATION CENTER RECEPTION COUNTER

RESOLUTION NO.
2015-07-2821
ADOPTED

Resolution No. 2015-07-2821, entitled:

“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE WAIVING FORMAL BIDDING REQUIREMENTS AND APPROVING THE AWARD OF CONTRACT FOR THE REPLACEMENT AND REMODELING OF RECREATION CENTER RECEPTION COUNTER,” was adopted, and the City Manager was authorized to enter into an agreement with Seismore Construction in the amount of \$35,742.50 for the replacement and remodeling of Recreation Center reception counter, and the project was found to be categorically exempt from the California Environmental Quality Act (CEQA).

ITEM NO. 1D
CITY/COUNTY
COOPERATIVE
AGREEMENT FOR
INSTALLATION OF
PEDESTRIAN
COUNTDOWN HEADS
AND UPGRADE OF
STREET NAME SIGNS
AND HIGHWAY
SAFETY LIGHTS
INTERSECTION
IMPROVEMENT
PROJECT

CITY/COUNTY COOPERATIVE AGREEMENT FOR
INSTALLATION OF PEDESTRIAN COUNTDOWN HEADS AND
UPGRADE OF STREET NAME SIGNS AND HIGHWAY SAFETY
LIGHTS INTERSECTION IMPROVEMENT PROJECT

1) The use of Federal Surface Transportation Program Local funds in the amount of \$14,900 was approved to finance the city's share of the project cost for the installation of pedestrian countdown heads and upgrade of street name signs and highway safety lights at various intersections that are jurisdictionally shared among the City, the County, and the City of Azusa; and 2) the Mayor was authorized to execute the City-County Cooperative Agreement assigning to the County \$14,900 of our Federal Surface Transportation Program - Local funds to cover our share of the cost of the project.

ITEM NO. 1E
BEVERAGE
RECYCLING GRANT

BEVERAGE RECYCLING GRANT

RESOLUTION NO.
2016-06-2820
ADOPTED

Resolution No. 2016-06-2820, entitled:

“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE AUTHORIZING THE SUBMISSION OF AN APPLICATION TO THE CALIFORNIA DEPARTMENT OF RESOURCES RECYCLING AND RECOVERY (CALRECYCLE) FOR PAYMENT PROGRAMS AND RELATED AUTHORIZATION,” was adopted.

ITEM NO. 1F
APPROVAL OF
SPECIFICATIONS FOR
SIDEWALK AND
ACCESS RAMPS
PROJECT AT
VARIOUS
LOCATIONS

APPROVAL OF SPECIFICATIONS FOR SIDEWALK AND ACCESS
RAMPS PROJECT AT VARIOUS LOCATIONS

1) The specifications for the sidewalk and access ramps project at various locations was approved; 2) staff was authorized to solicit bids for construction of the project; 3) the project was found to be categorically exempt from the California Environmental Quality Act (CEQA).

ITEM NO. 1G
SECOND READING
OF ORDINANCE NO. 701

SECOND READING OF ORDINANCE NO. 701

ORDINANCE NO. 70
ADOPTED ON
SECOND READING

Ordinance No. 701, entitled:

“AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IRWINDALE ADDING CHAPTER 15.30 “WATER EFFICIENT LANDSCAPE STANDARDS AND GUIDELINES” TO TITLE 15 OF THE IRWINDALE MUNICIPAL CODE TO BE CONSISTENT WITH STATE LAW,” was adopted.

ITEM NO. 1H
SCLC GRANT
AWARDED FOR
LIBRARY BROADBAND
IMPLEMENTATION

SCLC GRANT AWARDED FOR LIBRARY BROADBAND IMPLEMENTATION

RESOLUTION NO.
2016-08-2822
ADOPTED

Resolution No. 2016-08-2822, entitled:

“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IRWINDALE RECORDING LIBRARY GRANT REVENUES AND EQUIPMENT, AND APPROPRIATING FUNDS IN THE AMOUNT OF \$5,663.57 TO ASSIST WITH BROADBAND IMPLEMENTATION,” was adopted.

ITEM NO. 1I
REQUEST TO
APPROVE CONTRACT
AMENDMENT NO. 4
FOR HARVEY
CONSULTING GROUP
LLC TO PREPARE
ADDITIONAL WORK
NEEDED TO
SUPPLEMENT THE
TRAFFIC IMPACT
ASSESSMENT (TIA)
OF THE DEIR/RDEIR
FOR THE PROPOSED
MATERIALS
RECOVERY FACILITY
AND TRANSFER
STATION WITH
APPLICANT
ARAKELIAN
ENTERPRISES, INC.,
DBA ATHENS
SERVICES

REQUEST TO APPROVE CONTRACT AMENDMENT NO. 4 FOR HARVEY CONSULTING GROUP (HCG) LLC TO PREPARE ADDITIONAL WORK NEEDED TO SUPPLEMENT THE TRAFFIC IMPACT ASSESSMENT (TIA) OF THE DEIR/RDEIR FOR THE PROPOSED MATERIALS RECOVERY FACILITY AND TRANSFER STATION WITH APPLICANT ARAKELIAN ENTERPRISES, INC., DBA ATHENS SERVICES

The Contract Amendment No. 4 with HCG, LLC, to prepare additional work needed to supplement the Traffic Impact Assessment (TIA) of the DEIR/RDEIR in order to complete the Final Environmental Impact Report (FEIR) for the development of a proposed materials recovery facility and transfer station on the 17.22-acre site located at 2200 Arrow Highway (APN 8535-001-911) which is currently owned by the City of Irwindale as Successor Agency to the Irwindale Community Redevelopment Agency, was approved.

END OF CONSENT CALENDAR

NEW BUSINESS

ITEM NO. 2A
REQUEST TO
APPROVE A MOU
AND AUTHORIZATION
FOR THE CITY TO
PARTICIPATE IN THE
GOLDEN STREETS
FESTIVAL WORKING
GROUP TO SHARE
RESOURCES AND
COLLABORATE IN THE
PLANNING AND
HOSTING OF THE
GOLDEN STREETS
FESTIVAL TAKING
PLACE ON
JUNE 26, 2016

REQUEST TO APPROVE A MEMORANDUM OF
UNDERSTANDING AND AUTHORIZATION FOR THE CITY TO
PARTICIPATE IN THE GOLDEN STREETS FESTIVAL WORKING
GROUP TO SHARE RESOURCES AND COLLABORATE IN THE
PLANNING AND HOSTING OF THE GOLDEN STREETS
FESTIVAL TAKING PLACE ON JUNE 26, 2016

DIRECTOR ROMO

Director Romo made a PowerPoint presentation and discussed the staff report.

COUNCILMEMBER
ORTIZ

Councilmember Ortiz stated his support for this item, noting that it would be a very positive thing for the city and businesses.

Responding to a question by Councilmember Ortiz, Director Romo indicated that information regarding this event would be mailed to the residents.

MOTION

A motion was made by Councilmember Garcia, seconded by Councilmember Burrola, to approve and authorize the City of Irwindale (City) to enter into a Memorandum of Understanding (MOU) to participate in the "626 Golden Streets Festival Working Group" (GSFWG) to share resources and collaborate in the planning and hosting of the Golden Streets Festival together with the cities of South Pasadena, Pasadena, San Marino, Arcadia, Monrovia, Duarte, and Azusa, which will take place on June 26, 2016. The motion was unanimously approved.

OLD BUSINESS

None.

PUBLIC HEARINGS

None.

**CITY MANAGER'S
REPORT**

CITY MANAGER
DAVIDSON

City Manager Davidson reported on a speech contest sponsored by the Lions Club that city staff attended, and advised that City Hall will be closed to the public on February 15 for its annual Clean-up Day.

ADJOURNMENT

There being no further business to conduct, the meeting was adjourned at 7:51 p.m.

Laura M. Nieto, CMC
Deputy City Clerk

Accounts Payable

Checks by Date - Summary By Check Number

User: meganz
 Printed: 2/17/2016 - 10:49 AM



Check Number	Vendor No	Vendor Name	Check Date	Check Amount
58688	AMERIC34	American Fidelity Assurance Co	02/04/2016	1,908.39
58689	FRANC06	Franchise Tax Board	02/04/2016	386.18
58690	JenkinsH	Helen Louise Jenkins	02/04/2016	750.00
58691	VISION01	Vision Service Plan - (CA)	02/04/2016	3,715.47
58692	AKSTIN01	Nathaniel Akstin-Johnson	02/04/2016	304.50
58693	ARCE01	Kaitlyn Arce	02/04/2016	108.75
58694	ARDILL01	Heather Ardill	02/04/2016	181.25
58695	Ayala01	Leonor Ayala	02/04/2016	112.50
58696	AZUSALW	Azusa Light & Water	02/04/2016	127.52
58697	CANDLE01	Candlelight Pavilion	02/04/2016	100.00
58698	DEPATI01	Jeanette DePatie	02/04/2016	270.00
58699	GASCOM	Gas Company, The	02/04/2016	348.70
58700	GRIJAL01	Dan Grijalva	02/04/2016	300.00
58701	HENDRI01	David Hendrickson	02/04/2016	217.50
58702	JIA01	Xiangyi Jia	02/04/2016	79.75
58703	LACOPO	LACPCA	02/04/2016	300.00
58704	MCMILLAN	Kent McMillan	02/04/2016	6,075.00
58705	NIETO01	Laura Nieto	02/04/2016	52.70
58706	PICCAR01	Amanda Piccari	02/04/2016	217.50
58707	SCE02	Southern California Edison	02/04/2016	1,416.11
58708	VALENZ02	Kelly Valenzuela	02/04/2016	181.25
58709	VALLEY09	Valley View Mutual Water Co.	02/04/2016	52.23
58710	VERIZO01	Verizon California	02/04/2016	64.82
58711	WAGONER	Pamela Wagoner	02/04/2016	152.00
58712	WHITE02	Amanda White	02/04/2016	108.75
58713	ZAVALA01	Cassandra Zavala	02/04/2016	181.25

Report Total: 17,712.12

Accounts Payable

Checks by Date - Summary By Check Number

User: meganz
Printed: 2/17/2016 - 11:17 AM



Check Number	Vendor No	Vendor Name	Check Date	Check Amount
58716	ALESHIRE	Aleshire & Wynder, LLP	02/11/2016	453.00
58717	AMERIT	Ameritas Life Insurance Corp	02/11/2016	11,527.88
58718	BLUECR02	Anthem Blue Cross	02/11/2016	14,222.46
58719	AT&T02	AT & T	02/11/2016	41.42
58720	AZUSALW	Azusa Light & Water	02/11/2016	377.30
58721	CITYCL	City Clerks Assoc Of California	02/11/2016	1,140.00
58722	COSTCO02	Costco Wholesale	02/11/2016	381.84
58723	DURANJ	Jeanette Duran	02/11/2016	102.94
58724	FEDEX	FedEx	02/11/2016	123.41
58725	GASCOM	Gas Company, The	02/11/2016	800.93
58726	GECAPI	GE Capital	02/11/2016	344.03
58727	SOUTHE17	Golden State Water Company	02/11/2016	1,124.82
58728	HOMEDE	Home Depot Credit Services	02/11/2016	661.63
58729	SANGAB11	San Gabriel Valley Newspaper	02/11/2016	352.24
58730	SMART&	Smart & Final	02/11/2016	275.47
58731	SCEB02	Southern California Edison	02/11/2016	28,549.68
58732	SOUTHE02	Southern California Edison-	02/11/2016	11.76
58733	TAMKWO	William K. Tam	02/11/2016	347.96
58734	VALLEY01	Valley County Water District	02/11/2016	5,576.22
58735	VERIZO01	Verizon California	02/11/2016	392.40
58736	ARC01	Arc Imaging Resources	02/24/2016	305.02
58737	ARROW01	Arrow	02/24/2016	261.90
58738	ATHENS	Athens Services	02/24/2016	13,588.43
58739	B&KELE02	B & K Electric Wholesale	02/24/2016	345.80
58740	BAKER01	Baker & Taylor Books	02/24/2016	332.46
58741	BILLST	Bill's Truck Repair, Inc.	02/24/2016	1,863.75
58742	BLACKA	Black & White Emergency Vehicl	02/24/2016	158.20
58743	BRITEW	Brite Works	02/24/2016	7,859.56
58744	CITRUS05	Citrus Valley Health Partners	02/24/2016	20.00
58745	CODUTO	Donald P. Coduto	02/24/2016	4,178.02
58746	CONVER	Converse Consultants, Inc.	02/24/2016	7,770.25
58747	D&ROFFIC	D & R Office Works, Inc.	02/24/2016	734.07
58748	DEMCOI	Demco, Inc.	02/24/2016	113.41
58749	DETAIL02	Detailed Play Pro	02/24/2016	561.95
58750	DIAZMA	Margret Diaz	02/24/2016	10.00
58751	E&R01	E & R Construction Inc.	02/24/2016	5,430.00
58752	ELITEE	Elite Elevator, Inc.	02/24/2016	350.00
58753	FERREI02	Ferreira Construction Co., Inc	02/24/2016	3,742.53
58754	FRAIJOJ	Jamie Fraijo	02/24/2016	300.00
58755	GEOLOG	Geologic Associates	02/24/2016	23,406.40
58756	HAMPTO03	Hampton Inn & Suites Windsor	02/24/2016	433.43
58757	Harvey	HCG, LLC	02/24/2016	11,150.00
58758	HDLCOR	HdL Coren & Cone	02/24/2016	1,575.00
58759	HENKEL01	Henkels & McCoy	02/24/2016	2,845.00
58760	HERNAN17	Crystal Hernandez	02/24/2016	100.00

Check Number	Vendor No	Vendor Name	Check Date	Check Amount
58761	HONEYW01	Honeywell International Inc.	02/24/2016	1,923.95
58762	HIGHPE	HPC Computers, Inc.	02/24/2016	334.21
58763	INTELL01	Intelli-tech, Inc.	02/24/2016	6,896.43
58764	IRWIND21	Irwindale Hand Wash & Auto Det	02/24/2016	358.43
58765	ITERIS	Iteris, Inc.	02/24/2016	7,273.54
58766	JCSPLU	JC's Plumbing & Backfolw Svc	02/24/2016	88.00
58767	JOBSAV	Jobs Available	02/24/2016	386.10
58768	JUSTIRE	Just Tires	02/24/2016	353.76
58769	COORYE	Samir M. Khoury	02/24/2016	9,936.00
58770	LAKESH01	Lakeshore Learning Materials	02/24/2016	319.25
58771	LEWISE	Lewis Engraving, Inc.	02/24/2016	342.26
58772	LEXISN	LexisNexis Risk Solutions	02/24/2016	153.00
58773	LEYBA01	Lupe Leyba	02/24/2016	6.00
58774	LOSANG09	Los Angeles County	02/24/2016	3,208.69
58775	IMarks	Mark's Auto-Video	02/24/2016	3,937.47
58776	MCMILLAN	Kent McMillan	02/24/2016	7,200.00
58777	MIJACA	Mijac Alarm, Inc.	02/24/2016	528.00
58778	MORRIS02	Morrison Management Specialist	02/24/2016	2,925.00
58779	NAPA01	Napa Auto Care - West Covina	02/24/2016	21.78
58780	OFFICE03	Office Depot	02/24/2016	750.73
58781	PACIFI13	Pacific Office Products	02/24/2016	167.32
58782	PROPRINT	Pro Printing, Inc.	02/24/2016	42.51
58783	QUINN02	Quinn Company	02/24/2016	252.00
58784	ROINETWK	ROI Networks, LLC	02/24/2016	445.00
58785	MARUNA	Masataka Sakaue	02/24/2016	196.26
58786	SCFUELS	SC Fuels	02/24/2016	2,353.11
58787	SCMAF	SCMAF	02/24/2016	260.00
58788	SkyBluep	Sky Blueprint & Supplies, Inc	02/24/2016	32.37
58789	SOLDA01	Krista Solda	02/24/2016	75.00
58790	STROBE01	Doniell Strobcn	02/24/2016	75.00
58791	SWANA	SWANA	02/24/2016	332.00
58792	TETRA01	Tetra Tech BAS Inc.	02/24/2016	28,489.77
58793	ZEPEDA06	Megan Zepeda	02/24/2016	75.00
Report Total:				233,980.51

FEB 24 2016

AGENDA REPORT

Date: February 24, 2016

To: Honorable Mayor and Members of the City Council

From: John Davidson, City Manager
Fred Galante, City Attorney

Issue: FIRST AMENDMENT TO PURCHASE AND SALE AGREEMENT
(PSA) FOR THE 5463 2ND STREET SITE (APN: 8619-018-033)

City Manager's Recommendation:

1. That the City Council approve the attached First Amendment to Purchase and Sale Agreement and Escrow Instructions ("PSA") between the City and Issa Alasker for the 7,938-square foot industrial building located at 5463 2nd Street ("2nd Street Property"), and
2. Authorize the City Manager to execute the First Amendment to the PSA on behalf of the City.

Background:

On December 9, 2015, the City approved the PSA for the purchase of the 2nd Street Property for \$1,468,380. The City had its contractor Willdan Engineering conduct a detailed inspection of the building, equipment and related improvements at the 2nd Street Property during the inspection contingency period. The inspection recommended that the City have both the roof and HVAC systems inspected by qualified contractors.

The roof of the Property was subsequently inspected by Modern Roofing, Inc. and Alpha & Omega Roofing, Inc., two licensed roofing contractors. Both roofing contractors concluded that, despite the age of the roof (which appears to be original based on City permit records), the roof is generally in sound condition, but recommended patching and other maintenance to prevent leaking due to older repair work. The contractor selected by the seller was Alpha & Omega Roofing with a not-to-exceed cost of \$4,500 for the needed repairs. The bid for this work is attached to the proposed First Amendment to the PSA provided with this report.

A comprehensive HVAC system inspection was also performed by Christian Brothers Mechanical Services, Inc. and LA Blue Plumbing & Heating, two licensed commercial HVAC contractors. Both HVAC contractors concluded that the system, which consists of four separate units, was in "poor condition", indicating that the heating does not work and the system is rusted and prone to leaking and

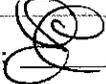
recommended replacement of the entire system. The contractor selected by the seller was LA Blue Plumbing & Heating with a bid for these services totaling \$19,500, which is also attached to the proposed First Amendment to the PSA.

The City, by letter dated January 28, 2016 to the Sellers, requested that the Seller perform the repairs. Sellers have agreed to engage the contractors described above to perform the repairs and provide a credit to the purchase price of \$25,000 for this cost. The City will then pay the Sellers' contractors the actual amount of the repairs. Should there be any savings, the City will keep the remaining funds. Also, although not expected, should the contractors find additional repairs to be needed, the City will be responsible for the costs of such additional repairs.

With the approval of the First Amendment to the PSA, all parties waive further contingencies and escrow will close within five (5) days after the City and Sellers sign the First Amendment to the PSA and contractors sign Addenda to the PSA with the Sellers to perform the needed repairs.

Fiscal Implications:

The credit is expected to be sufficient to pay for the invoices of the contractors. Therefore, no additional fiscal impact is expected.

Fiscal Impact:	 (Initial of CFO)
Legal Impact:	_____ (Initial of Legal Counsel)
Contact Person:	Gus Romo, Community Development Director 626-430-2206 gromo@ci.irwindale.ca.us
	Jim Simon, Economic & Redevelopment Consultant, RSG, Inc. 714-316-2120 jsimon@webrsg.com
	Dominique Clark, Economic & Redevelopment Consultant, RSG, Inc. 714-316-2143 dclark@webrsg.com


John Davidson, City Manager

Attachments:

First Amendment to Purchase and Sale Agreement and Escrow Instructions

FIRST AMENDMENT
TO
PURCHASE AND SALE AGREEMENT

(5463 2nd Street, Irwindale, California)

THIS FIRST AMENDMENT TO PURCHASE AGREEMENT (the "**First Amendment**") dated for reference February 18, 2016, is entered into by and between the CITY OF IRWINDALE, a California municipal corporation, as Buyer, and Issa Alasker and Naimah Alasker collectively as Seller, with respect to the Purchase Agreement defined below. This Amendment shall be binding and operative as of (i) the date fully signed and mutually delivered by Buyer and Seller and (ii) subject to full execution and delivery of the Exhibit 1 – Roofing Repair Contract and Exhibit 2 – HVAC Repair Contract as provided below (the "**Effective Date**").

Capitalized terms in this Amendment not defined herein shall have the meanings given to such terms in the Purchase Agreement.

RECITALS

A. Buyer and Seller entered into the Standard Offer, Agreement and Escrow Instructions For Purchase of Real Estate dated December 14, 2015, with the Date of Agreement (defined in paragraph 1.2) of December 15, 2015 (herein the "**Purchase Agreement**") providing for the purchase and sale of the Property as defined in paragraph 2.1 thereof and generally identified as 5463 2nd Street, Irwindale, California.

B. Buyer has diligently pursued its due diligence review of the title and physical condition of the Property. In connection with the physical inspection, significant roofing and HVAC conditions have been identified on and affecting the Property which do not meet with the approval of the Buyer.

C. In order to enable Buyer to proceed with the purchase of the Property, the Buyer has requested that the Seller correct the conditions described in two separate contractor bids from roofing and mechanical contractors (together the "**Physical Repairs**") which have been provided to the Seller's broker on February 10, 2016, and that are attached hereto as Exhibit 1 - Roofing Repair Contract and as Exhibit 2 - HVAC Repair Contract.

D. Seller has reviewed the Physical Repairs and herein agrees to enter into the Exhibit 1 - Roofing Repair Contract and Exhibit 2 - HVAC Repair Contract in accordance with this Amendment and to fund a credit to the Buyer at Closing in the amount of \$25,000.00 (the "**Credit**").

E. In consideration for the Credit the Buyer waives all remaining Buyer Contingencies in the Purchase Agreement and will proceed to Closing as provided below.

EXHIBITS

The Exhibits to this First Amendment are as follows:

Exhibit 1 – Roofing Repair Contract

Exhibit 2 – HVAC Repair Contract

Amendment

NOW, THEREFORE, the Buyer and Seller hereby modify and amend the Purchase Agreement and agree as follows:

Section 1. Purpose of Amendment.

The purpose of this First Amendment is to modify and amend the Purchase Agreement including to facilitate the Seller entering into the Exhibit 1 - Roofing Repair Contract and Exhibit 2 - HVAC Repair Contract attached hereto, provide the Buyer with the Credit at Closing for payment of the Exhibit 1 - Roofing Repair Contract and Exhibit 2 - HVAC Repair Contract as provided herein, to waive all Buyer Contingencies, and to specify the new Expected Closing Date provided in Section 6 below.

Section 2. Roofing Repairs.

Attached as Exhibit 1 - Roofing Repair Contract is the Proposal and Contract of Alpha & Omega Roofing Co. Inc. (herein "**Alpha & Omega Co.**") dated February 10, 2016 in the amount of \$4,500.00 (the "**Alpha & Omega Contract**") which includes the Addendum to Alpha & Omega Roofing Proposal and Contract (the "**Alpha & Omega Addendum**"). The Alpha & Omega Contract and the Alpha & Omega Addendum are herein collectively the "**Alpha & Omega Agreement**". Concurrent with execution of this First Amendment the Seller has signed the Alpha & Omega Agreement. Notwithstanding Seller and Buyer execution of this First Amendment below, the Effective Date (defined above) and binding effect of this First Amendment is further conditioned upon Alpha & Omega Co. signature and return of both the Alpha & Omega Contract and Alpha & Omega Addendum comprising the Alpha & Omega Roofing Agreement. Effective as of the Closing the Buyer unconditionally releases the Seller from all liability and recourse which may arise in connection with Seller execution and Alpha & Omega Co. performance of the Alpha & Omega Roofing Agreement and the Buyer shall have recourse solely to Alpha & Omega Co. for any such liability, claim and recourse.

Section 3. HVAC Repairs.

Attached as Exhibit 2 - HVAC Repair Contract is the LA Blue Plumbing & Heating

Bid Proposal dated February 8, 2016 (2 pages) with a Total Bid Price of \$19,500.00 (herein the "**LA Blue Contract**") which includes the Addendum to LA Blue Plumbing & Heating Bid Proposal (herein the "**LA Blue Addendum**"). The LA Blue Contract and the LA Blue Addendum are herein collectively the "**LA Blue Agreement**". Concurrent with execution of this First Amendment the Seller has signed the LA Blue Agreement. Notwithstanding Seller and Buyer execution of this First Amendment below, the Effective Date (defined above) and binding effect of this First Amendment is further conditioned upon LA Blue Plumbing & Heating signature and return of both the LA Blue Contract and La Blue Addendum comprising the LA Blue Agreement. Effective as of the Closing the Buyer unconditionally releases the Seller from all liability and recourse which may arise in connection with Seller execution and LA Blue Plumbing & Heating performance of the LA Blue Agreement and the Buyer shall have recourse solely to LA Blue Plumbing & Heating for any such liability, claim and recourse.

Section 4. Repair Credit.

At Closing the Escrow Holder is hereby directed by the Seller to Credit (as defined in Recital D. above) the Buyer in the amount of \$25,000.00 from the Seller's proceeds. In the event that actual repair costs are less than the Credit amount, Buyer shall be entitled to any balance remaining. In the event that actual costs exceed the Credit amount, the Buyer shall be responsible for direct payment of these costs outside of Escrow and the Escrow Holder shall have no concern with or liability for any such amounts. The Seller shall not be responsible for any additional costs for the Physical Repairs in excess of the \$25,000.00 Credit and shall have no responsibility or liability for any other physical condition of or repair to the Property.

Section 5. Waiver of Buyer Contingencies.

By execution of this First Amendment and as of the Effective Date hereof the Buyer waives all Buyer Contingencies for the Buyer's benefit in the Purchase Agreement.

Section 6. Expected Closing Date.

Paragraph 1.1 of the Purchase Agreement is hereby amended to provide that the Expected Closing Date shall be five (5) days following the Effective Date of this First Amendment and with time being of the essence for Closing.

Section 7. Entire Amendment; Counterparts and Execution.

This First Amendment sets forth the entire agreement and understanding of Seller and Buyer pertaining to the subject matter and provisions herein. This Amendment may not be modified or amended except in writing signed by the Seller and Buyer. This First Amendment and the Exhibits hereto may be executed in separate counterpart copies and utilizing facsimile, scanned and/or electronic "DocuSign" signatures any of which are hereby deemed valid and binding. Executed counterpart

copies shall be deemed taken together and constitute one and the same fully executed First Amendment and Exhibits hereof.

Section 8. Continuation of Purchase Agreement as Amended.

Except as modified and amended by this First Amendment, all other provisions of the Purchase Agreement remain unchanged, binding and in full force and effect.

IN WITNESS WHEREOF, the Parties enter into this First Amendment as of the respective dates below.

BUYER

CITY OF IRWINDALE, a California
municipal corporation

By _____
John Davidson, City Manager

Dated: February ____, 2016

SELLER

Issa Alasker

Dated: February ____, 2016

Naimah Alasker

Dated: February ____, 2016

ACKNOWLEDGMENT OF ESCROW HOLDER

North American Title Insurance Company as Escrow Holder in accordance with the Purchase Agreement acknowledges the foregoing First Amendment and agrees to be bound by the provisions applicable to it as Escrow Holder.

By: _____

Dated: February __, 2016

End of First Amendment - Exhibits Follow

EXHIBIT 1
ROOFING REPAIR CONTRACT
To
FIRST AMENDMENT
TO
PURCHASE AND SALE AGREEMENT
(5463 2nd Street, Irwindale, California)
(Attached As Follows)

ALPHA & OMEGA ROOFING CO. INC.

MAIL TO:
P.O. BOX 389
Whittier, CA 90608-0389

License No. C39-857106

Phone: (562) 693-4532
Fax: (951) 220-7301
CELL (909) 973-9338

Customer: City of Irwindale
5050 N. Irwindale Ave
Irwindale, CA 91706
ATTN: Gus Romo

February 10, 2016
Phone (626) 430-2206
Job No 2949-16

THIS DOCUMENT SERVES AS BOTH PROPOSAL AND CONTRACT

In consideration of the promises and subject to the conditions herein contained. It is mutually agreed between Contractor and Customer as follows: **SPECIFICATIONS**

Contractor will completely install in a professional manner and furnish the necessary Labor, materials and equipment to install, construct and place improvements on the job site property in accordance with the specifications set forth herein.

JOB SITE: 5463 2ND STREET IRWINDALE, CA 91706

ROOF MAINTENANCE SCOPE OF WORK; (TROPICAL 951 WHITE ROOF CEMENT SYSTEM) REMOVE THE EXISTING DIRT AND DEBRIS FROM WATERWAYS AND ENTIRE ROOF AREA. ON ALL PARAPET WALLS AND EDGE METAL AREAS OF ROOF WHERE SEPARATION HAS BEGUN, A THREE-COURSE SYSTEM WILL BE INSTALLED CONSISTING OF ONE LAYER OF ROOF CEMENT AND ONE LAYER OF POLYMESH MEMBRANE AND ONE LAYER OF ROOF CEMENT.

INSTALL ONE LAYER OF 951 TROPICAL WHITE ROOF CEMENT ON ALL PIPES AND VENT AND A/C UNITS AND ALL SKYLIGHT TURNS.

ALL COPING METAL AND OUTSIDE DRAIN LEADER HEADS, WHERE SEPARATION HAS BEGUN, WILL BE SEALED WITH RAINBUSTERS 700 SERIES CAULKING.

TORCH IN ALL UNROOFED VENTS AND PIPES WITH A NEW LAYER OF GAF RUBBEROID MODIFIED TORCHON CAPSHEET, HEAT WELD ALL LAPS AND SEAMS AS NEEDED. ALL WORK WILL BE COMPLETED IN A PROFESSIONAL WORKMANSHIP MANNER.

TOTAL INVESTMENT FOR ROOF MAINTENANCE: \$ 4,500.00

THIS PROPOSAL IS VALID FOR 30 DAYS.

This shall be paid in full upon completion. Any payment not made on the day required for payment shall bear interest from the date at the rate of 1.5% per month until paid. In the event of an action brought for collection, the Company shall recover all collection costs, court costs and a reasonable attorney's fee; the amount such attorney's fees shall be such amount as the court shall adjudge reasonable.

DO NOT SIGN this document before you thoroughly read it or if it contains blank spaces. You are entitled to a completely filled-in copy of this contract. Customer acknowledges that he has read and received a legible copy of this contract signed by the Contractor before any work was done and that he has read and received a legible copy of every other document that the Owner has signed during the contract negotiations. "YOU THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE TRANSACTION."

The following are also mutually understood and agreed between the contractor and the contracted. Contractor's labor warranty shall cover only leaks caused by workmanship. The above warranty shall be made and remain effective only when and if payment is made as agreed in the contract. This contract is non-transferable.

Contractor:
ALPHA & OMEGA ROOFING, INC.
JESSE MACIAS, PRESIDENT

DATE:

Registered Owner Signature

Signature:
Date: February 10, 2016

ADDENDUM TO ALPHA & OMEGA ROOFING CO., INC.

PROPOSAL AND CONTRACT

This Addendum is made part of and modifies and amends the Proposal and Contract of Alpha & Omega Roofing Co. Inc. (herein "**Alpha & Omega Co.**") dated February 10, 2016 in the amount of \$4,500.00 (the "**Alpha & Omega Contract**") concurrently entered into by Issa Alasker and Naimah Alasker as Owners and Alpha & Omega Co. The Alpha & Omega Contract and this Addendum are herein collectively the "**Alpha & Omega Agreement**".

The Alpha & Omega Contract is hereby modified, amended and supplemented as follows:

1. Automatic Assignment To City at Close of Escrow and Release of Owners. The Owners are in escrow to sell the subject real property to the City of Irwindale, a California municipal corporation (the "**City**") and execute the Alpha & Omega Agreement pursuant to the First Amendment To Purchase Agreement (the "**First Amendment**") dated for reference February 14, 2016 between the City as Buyer and the Owners as Seller. The First Amendment provides that Owners as Seller will credit the City as Buyer at the Close of Escrow with an amount for payment of the Alpha & Omega Agreement solely as directed by the City. As of the Close of Escrow the Alpha & Omega Agreement shall be deemed automatically assigned to and assumed by the City ("**Assignment**") and Issa Alasker and Naimah Alasker shall be deemed unconditionally released by Alpha & Omega Co. from the Alpha & Omega Agreement. Alpha & Omega Co. further agrees that Issa Alasker and Naimah Alasker shall have no liability or obligation whatsoever to Alpha & Omega Co. and that Alpha & Omega Co.'s sole recourse pursuant to the Alpha & Omega Agreement and for payment shall be to the City.

This Addendum is executed by Alpha & Omega Co. and by Owners as of the respective dates below.

Alpha & Omega Co.

Alpha & Omega Roofing, Inc.,
a California corporation

By: Jesse Macias, President

Dated: February ____, 2016

[Signatures Continued on Next Page]

Owners

ISSA ALASKER

Dated: February ____, 2016

NAIMAH ALASKER

Dated: February ____, 2016

End of Addendum to Alpha & Omega Contract

EXHIBIT 2
HVAC REPAIR CONTRACT
To
FIRST AMENDMENT
TO
PURCHASE AND SALE AGREEMENT
(5463 2nd Street, Irwindale, California)
(Attached As Follows)

LA Blue Plumbing & Heating LIC. # 828956

8100 2nd Ave.
Inglewood CA 90305

Kenneth Moriaga: 909-821-1086

BID PROPOSAL

Project Address: 5463 2nd St. Irwindale Ave.
Attn: Property Owner Irwindale Ca 91702

DATE: February 8, 2016

1 OF 2 pages

Air Conditioning Scope of work; ADDENDA NOTED: N/A
BID PROPOSAL
Based on plans prepared by: N/A

WE PROPOSE TO FURNISH AND INSTALL INCLUDING LABOR AND MATERIAL PER CODE & SPEC'S AS FOLLOWS:

SCOPE OF WORK:

To replace with new, (1) 5 ton a/c unit (2) 3.5 ton a/c unit and (1) 3 ton a/c unit

1. Disconnect and remove all existing rooftop a/c units.
2. Reconnect all new a/c rooftop a/c units to electrical, plumbing and ducting points of connections.
3. Remove all debris from rooftop.
4. Start-up new a/c rooftop units and ensure proper sequence of operation.

A/C equipment: *CARRIER*

BRAND- *CARRIER*

MODEL # *48VLCNB600905, 48VLCNB420605, 48VLCNB360605*

(1) 5 TON To replace existing a/c unit D (WAREHOUSE)
NOTE: This existing a/c unit has no existing main 220 volt electrical, conduit and wiring, low volt conduit and control wiring, thermostat control, supply and return air ducting and registers needed to properly operate.

(2) 3.5 TON to replace a/c units C and B

(1) 3 TON To replace a/c unit A

WARRANTY:

PARTS: *1 YR*
COMPRESSOR: *5 YRS*
LABORS: *1 YR*

TOTAL BID PRICE: \$ *19,500.00*

LA Blue Plumbing & Heating LIC. # 828956

8100 2nd Ave.
Inglewood CA 90305

Kenneth Noriega : 909-821-1086

2 of 2 pages

All materials is guaranteed to be as specified. All work is to be completed in a workmanlike manner according to standard practices. Any alterations or deviation from specifications involving extra costs will be executed upon written orders, and will become an extra charge over and above the Bid. All agreements are contingent upon strikes, accidents or delays beyond our control. Owner shall carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

THIS PROPOSAL IS VALID ONLY FOR 30 DAYS FROM THE DATE OF SUBMISSION. THE RETURN OF A SIGNED COPY CONSTITUTES A CONTRACT AND MAY BE WITHDRAWN BY EITHER PARTY WITHIN 3 DAYS OF ACCEPTANCE. BY SIGNING YOU ARE AGREEING TO THE TERMS AND CONDITIONS ON THE BACK. INVOICES PAST DUE OVER 45 DAYS WILL BE CHARGE 1 1/2% FINANCE CHARGE.

ACCEPTANCE OF PROPOSAL – The above prices specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Note : this proposal may be withdrawn by us if not accepted with in 60 days

SUBMITTED ON: _____

DATE ACCEPTED: _____

BY: _____
Kenneth Noriega (owner representative)
La Blue Plumbing & Heating

BY: _____
Authorized Signature

NOTE: PLEASE QUALIFICATIONS AND EXCLUSIONS BELOW:

Bid Concerns / Comments

Qualifications and Exclusions

- No Demolition, or Rough Framing or carpentry shall be included.
- Drywells shall be by others.
- No city or agency permits, testing, auditing, or inspection fees.
- No traffic control, survey.
- Bid bonding is **NOT** included in price.
- Performance bonding is **NOT** included. Pricing is as follows: 3.5% for the first \$100,000, 3.0% for the next \$400,000 and 2.5% for the next \$2,000,000.
- no roofing of any type if needed

ADDENDUM TO LA BLUE PLUMBING & HEATING BID PROPOSAL

This Addendum is made part of and modifies and amends the LA Blue Plumbing & Heating Bid Proposal dated February 8, 2016 (2 pages) with a Total Bid Price of \$19,500.00 (herein the "**LA Blue Contract**") concurrently entered into by Issa Alasker and Naimah Alasker as Owners and LA Blue Plumbing & Heating (herein "**LA Blue**"). The LA Blue Contract and this Addendum are herein collectively the "**LA Blue Agreement**".

The LA Blue Contract is hereby modified, amended and supplemented as follows:

1. Automatic Assignment To City at Close of Escrow and Release of Owners.
The Owners are in escrow to sell the subject real property to the City of Irwindale, a California municipal corporation (the "**City**") and execute the LA Blue Agreement pursuant to the First Amendment To Purchase Agreement (the "**First Amendment**") dated for reference February 14, 2016 between the City as Buyer and the Owners as Seller. The First Amendment provides that Owners as Seller will credit the City as Buyer at the Close of Escrow with an amount for payment of the LA Blue Agreement solely as directed by the City. As of the Close of Escrow the LA Blue Agreement shall be deemed automatically assigned to and assumed by the City ("**Assignment**") and Issa Alasker and Naimah Alasker shall be deemed unconditionally released by LA Blue from the LA Blue Agreement. LA Blue further agrees that Issa Alasker and Naimah Alasker shall have no liability or obligation whatsoever to LA Blue and that LA Blue's sole recourse pursuant to the LA Blue Agreement and for payment shall be to the City.

This Addendum is executed by LA Blue and by Owners as of the respective dates below.

LA Blue

LA Blue Plumbing & Heating

By: Owner and Authorized Representative

Dated: February ____, 2016

[Signatures Continued on Next Page]

Owners

ISSA ALASKER

Dated: February ____, 2016

NAIMAH ALASKER

Dated: February ____, 2016

End of Addendum to LA Blue Contract

AGENDA REPORT

COUNCIL AGENDA
ITEM 2A

FEB 24 2016

Date: February 24, 2016

To: Mayor and Council Members

From: John Davidson, City Manager

Issue: Authorization to Create a New Position of Principal Planner

City Manager's Recommendation:

That the City Council (1) authorize the creation of a new Principal Planner position in the Community Development Department, (2) approve freezing of the Senior Planner position, (3) authorize the Human Resources Department to recruit for the new Principal Planner position, and (4) direct the Finance Department to make adjustments to the current year budget to reflect these changes.

Analysis:

The Planning Division of the Community Development Department is currently staffed by an Associate Planner and the Director of Community Development. The position of Senior Planner was vacated in February 2014 due to a retirement. A recruitment to fill that position proved to be ineffective. The chosen candidate did not pass probation while remaining candidates on the eligibility list did not have the combination of management and complex project experience required to meet the needs of the Community Development Department. Although the level of knowledge and experience for this Principal Planner is not expected to equal that of the Director of Community Development, the ideal candidate should nonetheless have mid-level management experience and qualifications equivalent to that of a seasoned city planner.

The Principal Planner participates in advanced, highly complex projects and may serve as Acting Director of Community Development in the Director's absence. The Principal Planner will also have a supervisory role over Planning Division staff members. Over the last few years, the Community Development Department has seen an increase in land use entitlement activity (Site Plan & Design Review Permits, CUP's, Subdivisions, Special Event Permits, etc.) and expects additional activity from future complex projects slated to be constructed in the next 2 to 5 years from reclaimed former mining quarries as well as the sale and development of former redevelopment sites.

Staff is also currently working on updating Title 17, the Zoning Ordinance, and has completed several specific ordinances pertaining to issues such as subdivisions, medical marijuana, and water efficient landscaping. Having a Principal Planner to take on current and advanced-level projects will allow the Director the flexibility to increase his involvement in economic development tasks to meet future development needs and continue promoting the City as an opportune place to do business.

Through the guidance of the Director of Community Development, the City of Irwindale was awarded \$460,000 in 2014 in Transit Oriented Development (TOD) Program Funding to

create a Transit Oriented Development Specific Plan and applicable environmental documentation from the Los Angeles County Metropolitan Transportation Authority (Metro). The Principal Planner will play a significant role in ensuring a successful Specific Plan is created to guide the planned growth of the City along the Gold Line Station and connections to other transit stations such as Baldwin Park's Metro Link Station.

The Department is currently working with a consultant to assist with various projects. However, the cost of a consultant along with the limited availability of a consultant is impacting the level of service of the Department. If the City continues with the recruitment of a Senior Planner, it will likely receive applications from journey-level planners looking for advancement and may not get the level of experience and initiative ideal for this position. Therefore, staff requests creating a new Principal Planner position and freezing the Senior Planner position until the City's budget improves and stabilizes. At that time, it may be feasible for the City to unfreeze the Senior Planner position and have it filled either through an internal promotion or outside recruitment.

The City's management representatives and the IMEA board met and conferred in good faith regarding the effects of the creation of the Principal Planner position on the wages, hours, and terms and conditions of employment, as well as the freezing of the Senior Planner position. Both parties have come to an agreement in support of the recommended actions in this report.

Fiscal Impact:

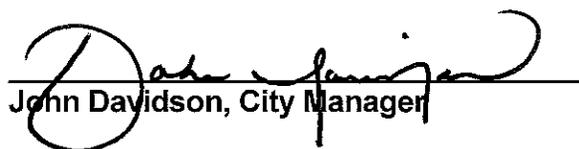
The position is proposed to be assigned a salary range of 54, and charged 55% to the General Fund and 45% to the Special Mining/AB939 Funds. The vacancy of the Senior Planner position since last September has resulted in a savings of \$58,800 for the current FY 2015/16. This amount is a total net savings after offsetting the cost of an interim consultant and a projected mid-May hire date for the new Principal Planner (if approved). The savings are allocated 55% in General Fund (\$32,340) and 45% in Special Mining/AB939 (\$26,460).

For the upcoming FY 2016/17, the projected additional cost for hiring a Principal Planner instead of a Senior Planner is estimated at \$14,320, (\$7,880 General Fund and \$6,440 Special Mining/AB939 Funds).

Fiscal Impact:  (Initial of CFO)

Legal Impact: _____ (Initial of CA)

Prepared By/Contact Person: Gustavo Romo, Director of Community Development


John Davidson, City Manager

Attachment(s):

- A. Senior Planner vs. Principal Planner Cost Comparison

Senior Planner vs. Principal Planner

Sr. Planner	Range 48-C
Annual	77,586
Monthly	6,466
BiWeekly	2,984
Hourly	39.2644
Assumed: Classic PERS-Tier 2	
	Payroll Cost @ Step C
Salary	77,586
Tech Allowance	792
Educ/Certificate Incentive	1,200
BiLingual	1,940
	-
Total Payroll	81,518
PERS 8.844%	7,209
Medicare 1.45%	1,182
Leave Payouts (50 hrs)	1,963
Medical	21,200
Dental	2,600
Vision	560
ADD/Life	350
Total Benefits	35,065
TOTAL	116,582

Principal Planner	Range 54-C
Annual	89,976
Monthly	7,498
BiWeekly	3,461
Hourly	45.5346
Assumed: Classic PERS-Tier 2	
	Payroll Cost @ Step C
Salary	89,976
Tech Allowance	792
Educ Incentive	1,200
BiLingual	2,249
Total Payroll	94,217
PERS 8.844%	8,332
Medicare 1.45%	1,366
Leave Payouts (50 hrs)	2,277
Medical	21,200
Dental	2,600
Vision	560
ADD/Life	350
Total Benefits	36,684
TOTAL	130,902

Additional Cost 14,320

DISTRIBUTION:	55% - General Fund	7,880
	45% - Special Mining/AB939	6,440
		14,320

AGENDA REPORT

FEB 24 2016

Date: February 24, 2016

To: Honorable Mayor and City Council Members

From: John Davidson, City Manager

Issue: Request to Approve a Project Reimbursement Agreement between the City and Commodity Trucking Acquisition, LLC dba Windrow Earth Transport, a California limited liability company ("Contractor") for City Attorney costs associated with a proposed remediation and grading operation at the North Kinkaid Pit (APNs: 8616-022-905 & 906; 8616-001-270)

City Manager's Recommendation:

That the City Council approve the attached agreement with Windrow Earth Transport for the reimbursement of costs associated with the City Attorney's review of associated agreements and environmental compliance documents pertaining to the proposed remediation and grading operation.

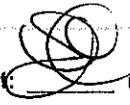
Background:

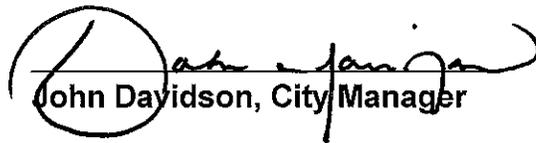
The Contractor will be providing remediation and rough grading of the North Kinkaid Pit, which is owned by the City and partially located in the City of Azusa. The site consists of three parcels totaling approximately 16.48 acres and located adjacent and north of the Interstate 210 Freeway just east of Irwindale Avenue. Presently, the site is vacant and utilized as a storm water flood control basin. The Irwindale Public Works Department is in the process of finalizing an application to be submitted to the Regional Water Quality Control Board for remediation and grading of the Kincaid Pit. The remediation and grading operations will be a multi-phased project that includes (1) the removal of all identified contaminants that were previously deposited from the storm water runoff of the adjacent areas, (2) the rework of the site drainage system, and (3) the re-grading of the entire site to its natural grade.

The subject remediation and grading operation is categorically exempt from the California Environmental Quality Act pursuant to Section 15304 (Minor Alterations to Land), Class 4(C), which consists of minor public or private alterations in the condition of land, water, and/or vegetation that do not involve removal of healthy, mature, scenic trees except for forestry and agricultural purposes and includes, but is not limited to, the filling of earth into previously excavated land with material compatible with the natural features of the site.

Fiscal Impact:

The City's General Fund will not be impacted. The Applicant will provide an initial deposit of \$20,000, plus any additional deposit necessary to cover 100% of the cost for the City Attorney's time.

Fiscal Impact:  (Initial of CFO)
Legal Impact: _____ (Initial of Legal Counsel)
Contact Person: Gustavo J. Romo, Community Development Director 626.430.2206 gromo@ci.irwindale.ca.us


John Davidson, City Manager

Attachment:

Project Reimbursement Agreement

PROJECT REIMBURSEMENT AGREEMENT

THIS PROJECT REIMBURSEMENT AGREEMENT (this "Agreement") is made as of February 24, 2016, by and between the City of Irwindale, a California municipal corporation ("City"), and Commodity Trucking Acquisition, LLC dba Windrow Earth Transport, a California limited liability company ("Contractor").

RECITALS

A. City and Contractor propose to enter into a license agreement for performance of remediation and grading work at a vacant 16.48-acre site consisting of three (3) parcels and commonly known as the North Kinkaid Pit ("Project") located adjacent to and north of the Interstate 210 Freeway and east of Irwindale Avenue (APNs: 8616-022-905 & 906; 8616-001-270).

B. The subject remediation and grading operation is categorically exempt from the California Environmental Quality Act pursuant to Section 15304 (Minor Alterations to Land), Class 4(C), which consists of minor public or private alterations in the condition of land, water, and/or vegetation that do not involve removal of healthy, mature, scenic trees except for forestry and agricultural purposes and includes, but is not limited to, the filling of earth into previously excavated land with material compatible with the natural features of the site.

C. City and Contractor agreed to enter into this Agreement to provide for the reimbursement of City by Contractor for certain expenses to be incurred by City in undertaking the review of the Project.

D. City and Contractor desire to enter into this Agreement for the purpose of establishing the rights and responsibilities of each party with respect to the preparation of the CEQA determination for the Project, costs associated with the City Attorney's review of associated agreements and environmental compliance documents, and the reimbursement of the costs associated therewith.

NOW, THEREFORE, in consideration of performance by the parties of the promises, covenants, and conditions herein contained and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Application Processing. City shall diligently process Contractor's grading permit in compliance with applicable laws, and shall cause to be prepared a Notice of Exemption for the Project in compliance with the California Environmental Quality Act ("CEQA") (California Public Resources Code Section 21000 *et seq.*) and regulations promulgated pursuant thereto. Contractor acknowledges that this Agreement does not constitute a commitment by City to take any particular action either in favor of or against the merits of Contractor's application.

2. Deposit.

A. Contractor agrees to reimburse City in full for all costs and expenses incurred by City pursuant to any contract (collectively, the "Contracts") between City and attorneys (collectively, the "Additional Consultants") as City may reasonably require to process and negotiate permits (collectively, the "Expenses"). Contractor will not be required to pay for any other consultants until Contractor has had a reasonable opportunity to review the proposed contract and fee therefor.

B. Within five (5) days of the City's approval of this Agreement, Contractor shall pay to City a lump sum deposit in the amount of Twenty Thousand Dollars (\$20,000) ("Initial Deposit"), which deposit represents City's best estimate of Contractor's ultimate obligation hereunder with respect to the Expenses, and includes a reasonable allotment for attorneys' fees.

C. If City subsequently determines that the Initial Deposit is insufficient, which determination shall be based on the actual Expenses incurred by the City hereunder, then upon receipt of twenty (20) days written notice from City, Contractor shall pay City a lump sum deposit in the amount reasonably estimated by City to be sufficient to cover the excess (each a "Supplemental Deposit"), provided that the amount of the Initial Deposit and all Supplemental Deposits paid by Contractor hereunder (collectively, the "Deposits") and the costs of all Expenses hereunder shall not exceed in the aggregate of Fifty Thousand Dollars (\$50,000). If Contractor does not pay the Initial Deposit per Section 2.B. above or any Supplemental Deposit when required under this Section 2.C. to City, work on the MND shall be suspended until the applicable Initial or Supplemental Deposit is made to City.

D. City shall provide Contractor with a monthly accounting of City's use of the Deposits to pay Expenses within a reasonable time after the end of each calendar month during the term of this Agreement.

E. City shall promptly refund to Contractor any amount of Contractor's Deposits that remain unexpended at the end of the Project as well as provide Contractor with a final monthly accounting of City's use of the Deposits. For purposes of this paragraph, "the end of the Project" means the time at which: (i) City's contractual liabilities to any Consultants under the Contracts have been satisfied; and (ii) the earliest to occur of (a) City has rendered a final decision on the Project; or (b) Contractor has abandoned the Project pursuant to Section 3 below. As of the date of any termination of this Agreement, such termination shall also terminate any further funding or other obligations hereunder; except that Contractor shall remain obligated to reimburse City for City's Expenses incurred prior to the date of termination of this Agreement.

F. Notwithstanding any provision herein to the contrary, the parties agree that the City's obligations to make payments to the Consultants pursuant to any

Contracts shall be independent of and governed solely by the provisions of the Consultant Agreement and Contracts, as applicable. City shall make any payments to Consultants when provided by any Consultant Agreements and to the Additional Consultants pursuant to the Contracts irrespective of any dispute arising hereunder.

3. Abandonment of Project. This Agreement does not constitute a commitment by Contractor to proceed with the Project and Contractor may choose to not proceed with the Project at any time for any or no reason whatsoever. If Contractor should abandon the Project prior to a final decision on its application by City, then Contractor may give written notice of such abandonment to City and City shall immediately suspend preparation of any environmental documents and all other aspects of approvals needed for the Project.

4. Conflicts of Interest.

A. During the existence of City's contract with any Consultant hired under mutual agreement to assist with the Project, and for a period of 1 year after final resolution of Contractor's permit for the Project, neither Contractor, nor any of its representatives, agents or other persons acting in concert with Contractor, shall enter into any financial relationship with said Consultant(s) or with any City official or employee. Nor, during such period, shall Contractor propose to enter into any future relationship with the Consultant(s) or with any City official or employee.

B. Contractor makes the following warranties for the 12 month period preceding the submission of its application for the Project. Contractor warrants that it has not entered into any arrangement to pay financial consideration to, and has not made any payment to, any Consultant hired under mutual agreement to assist with the Project or any of the Consultant's agents or employees. Contractor further warrants that it has not entered into any arrangement to pay financial consideration to, and has not made any payment to, any City official, agent or employee (in their individual but not municipal capacities) that would create a legally cognizable conflict of interest as defined in the Political Reform Act (California Government Code Sections 87100 *et seq.*).

C. The parties acknowledge and agree that processing of Contractor's permit for the Project is not contingent on the hiring of any specific contractor.

D. The parties acknowledge and agree that Contractor's duty to reimburse City is not contingent upon City's approval or disapproval of the Project or upon the result of any action of the City but that it is contingent on City's compliance with the terms and conditions of this Agreement.

E. Neither Contractor nor its officers, employees or agents shall communicate with any Consultant hired under mutual agreement to assist with the Project during the term of this Agreement, unless specifically authorized or requested to

do so in writing by City, or for the sole purpose of providing information necessary to the Consultants' analysis.

5. Approval of Consultant Contract and Contracts. City shall promptly provide copies of (a) any proposed Consultant Contract; (b) any and all proposed Contracts; and (c) proposed amendments and supplements to the Consultant Contract and Contracts that would have the effect of revising the schedule or scope of work for such Consultant or Additional Consultant, prior to the execution thereof by City. Contractor shall have a reasonable time thereafter within which to review and provide comments to and consult with City on such proposed Consultant Contract and Contracts and amendments and supplements thereto, but shall have no right to prevent their execution; *provided, however*, that Contractor shall not be obligated to pay Expenses based upon a change in scope or schedule of any of them unless Contractor has reviewed and approved such Consultant Contract or Contract or change thereto. Notwithstanding anything in this Agreement to the contrary, City may not revise, supplement or amend the scope of work proposed to be undertaken by any Consultant pursuant to the Consultant Contract without obtaining Contractor's prior consent. Upon the execution of (i) the Consultant Contract and any amendments thereto by Consultant and City; and (ii) any Contracts and any amendments thereto by Additional Consultants and City; Contractor's obligations with respect to such executed Consultant Contract and Contracts (each as amended) will be governed by the terms and conditions of this Agreement.

6. Notices. Any notices, bills, invoices or reports required by this Agreement shall be deemed received on (a) the day of delivery if delivered by hand during receiving party's regular business hours or by facsimile before or during receiving party's regular business hours; or (b) on the third business day following deposit in the United States mail, postage prepaid, to the addresses below, or to such other addresses as the parties may, from time to time, designate in writing pursuant to this section.

City:

City of Irwindale
Attention: Deputy City Clerk
5050 N. Irwindale Ave.
Irwindale, CA 91706

Contractor:

Commodity Trucking Acquisition, LLC dba Windrow Earth Transport,
14032 Santa Ana Ave.
Fontana, CA 92337
Attention: Mr. Kim S. Pugmire

With a copy to Licensee's Counsel:
Tenner Johnson LLP

41593 Winchester Rd, Suite 200 PMB 004
Temecula, CA 92590
Attention: J. Craig Johnson, Esq.

7. Litigation. In the event that either party shall commence any legal action or proceeding to enforce or interpret this Agreement, the prevailing party in such action or proceeding shall be entitled to recover its costs of suit, including reasonable attorney's fees. The venue for any litigation shall be Los Angeles County. In the event of any asserted ambiguity in, or dispute regarding the interpretation of any matter herein, the interpretation of this Agreement shall not be resolved by any rules of interpretation providing for interpretation against the party who causes the uncertainty to exist or against the drafting party. This Agreement shall be governed by and interpreted under the laws of the State of California.

8. Hold Harmless. Developer shall defend, indemnify and hold harmless the City, its elected and appointed officers and employees (collectively, the "Indemnified Parties"), from and against any claims, suits, actions or proceedings, judicial or administrative, for writs, orders, injunction or other relief; damages, liability, cost and expense (including, without limitation, reasonable attorneys' fees) (collectively, "Claims") arising out of a default by Developer of its obligations under this Agreement and the preparation by the City of the environmental determination for the Project; provided, however, that the foregoing covenant to defend, indemnify and hold harmless the Indemnified Parties from and against any Claims shall not apply to any Claims (a) arising from the sole negligence, or fraud or intentional misconduct, of any Indemnified Party; or (b) covered by insurance.

9. Entire Agreement. This Agreement represents the entire and integrated agreement between City and Developer as to the subject matter contained herein. This Agreement supersedes all prior oral or written negotiations, representations or agreements. This Agreement may not be amended, nor any provision or breach hereof waived, except in a writing signed by the parties, which writing expressly refers to this Agreement.

10. Time of the Essence. Time is of the essence of each and every provision of this Agreement.

11. Counterparts. This Agreement may be executed in two or more fully or partially executed counterparts, each of which will be deemed an original binding the signer thereof against the other signing parties, but all counterparts together will constitute one and the same instrument. This Agreement may be executed by electronic or facsimile signature.

12. Severability. Any term or provision of this Agreement that is invalid or unenforceable in any jurisdiction will, as to such jurisdiction, be ineffective to the extent of such invalidity or unenforceability without rendering invalid or unenforceable the

remaining terms and provisions of this Agreement, or affecting the validity or enforceability of any of the terms or provisions of this Agreement.

13. Further Assurances. Each party, at the request of the other, shall execute, acknowledge or have notarized (if appropriate) and deliver in a timely manner such additional documents, and do such other additional acts, also in a timely manner, as may be reasonably required in order to accomplish the intent and purposes of this Agreement.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

DRAFT

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

"City"

ATTEST:

CITY OF IRWINDALE, a California municipal corporation

By: _____
Laura M. Nieto, CMC, Deputy
City Clerk

By: _____
John Davidson, City Manager

Approved as to form:
ALESHIRE & WYNDER

By: _____
Fred Galante, City Attorney

"Contractor"

Commodity Trucking Acquisition, LLC dba
Windrow Earth Transport, a California limited
liability company

By: _____

Its: _____

IRWINDALE CITY COUNCIL CHAMBER
5050 N. IRWINDALE AVENUE
IRWINDALE, CALIFORNIA 91706

The Irwindale **SUCCESSOR AGENCY TO THE IRWINDALE COMMUNITY REDEVELOPMENT AGENCY** met in regular session at the above time and place.

ROLL CALL: Present: Councilmembers Larry G. Burrola, Manuel R. Garcia, H. Manuel Ortiz; Mayor Pro Tem Albert F. Ambriz; Mayor Mark A. Breceda

Also present: John Davidson, City Manager; Fred Galante, City Attorney; Anthony Miranda, Police Chief; William Tam, Director of Public Works / City Engineer; Eva Carreon, Director of Finance; Gus Romo, Director of Community Development; Natalie Nocom, Acting Human Resources Manager, and Laura Nieto, Deputy City Clerk

SPONTANEOUS COMMUNICATIONS

There were no speakers.

CONSENT CALENDAR

MOTION A motion was made by Councilmember Ortiz, seconded by Councilmember Burrola, to approve the Consent Calendar; reading resolutions and ordinances by title only and waiving further reading thereof. The motion was unanimously approved.

ITEM NO. 1A1
MINUTES

MINUTES

The following minutes were approved as presented:

- 1) Regular meeting of January 27, 2016

ITEM NO. 1B
WARRANTS

WARRANTS

The warrants were approved.

END OF CONSENT CALENDAR

ADJOURNMENT

There being no further business to conduct, the meeting was adjourned at 7:26 p.m.

Laura M. Nieto, CMC
Deputy City Clerk

Successor Agency Agenda

Item 1B

February 24, 2016

Accounts Payable

Checks by Date - Summary By Check Number

City of Irwindale as Successor Agency to the
Irwindale Community Redevelopment Agency



Check Number	Vendor No	Vendor Name	Check Date	Check Amount
58715	AZUSALW	Azusa Light & Water	02/09/2016	42.18
Report Total:				42.18

HOUSING AGENDA
ITEM 1A

IRWINDALE CITY COUNCIL CHAMBER
5050 N. IRWINDALE AVENUE
IRWINDALE, CALIFORNIA 91706

FEB 24 2016

FEBRUARY 10, 2016
WEDNESDAY
7:27 P.M.

The Irwindale **HOUSING AUTHORITY** met in regular session at the above time and place.

ROLL CALL:

Present: Authority Members Larry G. Burrola, Manuel R. Garcia, H. Manuel Ortiz; Vice Chair Albert F. Ambriz; Chair Mark A. Breceda

Also present: John Davidson, Executive Director; Fred Galante, Authority Attorney; William Tam, Director of Public Works / City Engineer; Eva Carreon, Finance Director; Fred Galante, Authority Attorney; Anthony Miranda, Chief of Police; Gus Romo, Director of Community Development; Natalie Nocom, Acting Human Resources Manager; and Laura Nieto, Assistant Authority Secretary

SPONTANEOUS COMMUNICATIONS

There were no speakers.

CONSENT CALENDAR

MOTION

A motion was made by Authority Member Ambriz, seconded by Authority Member Ortiz, to approve the Consent Calendar; reading resolutions and ordinances by title only and waiving further reading thereof. The motion was unanimously approved.

ITEM NO. 1A
MINUTES

MINUTES

The following minutes were approved:

- 1) Regular meeting of January 27, 2016.

END OF CONSENT CALENDAR

ADJOURNMENT

There being no further business to conduct, the meeting was adjourned at 7:27 p.m.

Laura M. Nieto, CMC
Assistant Authority Secretary